

011.A

0001

0518.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

USE VALUE:

ASSESSED:

Total Card / Total Parcel

326,400 / 326,400

326,400 / 326,400

326,400 / 326,400



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

## OWNERSHIP

Unit #: 518

Owner 1: BRENTWOOD REALTY PARTNERS LLC

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6031																	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	326,400			326,400		149663
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

Total Card	0.000	326,400		326,400	Entered Lot Size
Total Parcel	0.000	326,400		326,400	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	455.87	/Parcel:	455.8	Land Unit Type:
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## PREVIOUS ASSESSMENT

Parcel ID 011.A-0001-0518.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014
2014	102	FV	163,700	0	.	.	163,700	163,700	Year End Roll	12/16/2013
2013	102	FV	163,700	0	.	.	163,700	163,700		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2017								
5/6/2000								

Sign:

VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 5	- 5 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath:	Rating:												
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>													
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1971	Eff Yr Blt:			Location: F	- Front												
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor: 5	- 5th Floor												
Const Mod:				% Own: 0.903699994													
Lump Sum Adj:				Name: 16 - 6031													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Phys Cond: AV - Average			28. %	Exterior:			No Unit RMS BRS FL									
Prim Int Wall: 2	Functional:			%	Interior:			1 3 1 0									
Sec Int Wall:	Economic:			%	Additions:												
Partition: T	Special:			%	Kitchen:												
Prim Floors: 4	Override:			%	Baths:												
Sec Floors: %				Total: 28.8 %	Plumbing:												
Bsmnt Flr:					Electric:												
Subfloor:					Heating:												
Bsmnt Gar:					General:												
Electric: 3	CALC SUMMARY				<b>COMPARABLE SALES</b>												
Insulation: 2	Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext: S	Size Adj.: 1.33798885																
Heat Fuel: 3	Const Adj.: 1.00909925																
Heat Type: 6	Adj \$ / SQ: 432.052																
# Heat Sys: 1	Other Features: 32751																
% Heated: 100	Grade Factor: 1.00																
Solar HW: NO	NBHD Inf: 1.34000003																
% Com Wall	NBHD Mod:																
	WtAv\$/SQ:																
	LUC Factor: 1.00																
	Adj Total: 458414																
	Depreciation: 132023																
	Depreciated Total: 326391																
<b>MOBILE HOME</b>				Serial #:				Year:					Color:				
<b>SPEC FEATURES/YARD ITEMS</b>													<b>PARCEL ID</b>	011.A-0001-0518.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					